



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chair
Hedy L. Chang, Vice-Chair
Larry Carr, Agency Member
Greg Sellers, Agency Member
Steve Tate, Agency Member

CITY COUNCIL

Dennis Kennedy, Mayor
Larry Carr, Mayor Pro Tempore
Hedy L. Chang, Council Member
Greg Sellers, Council Member
Steve Tate, Council Member

WEDNESDAY, FEBRUARY 27, 2002

JOINT AGENDA

**SPECIAL AND REGULAR REDEVELOPMENT AGENCY MEETING
&
SPECIAL CITY COUNCIL MEETING**

6:30 P.M.

CALL TO ORDER

(Chairperson/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/City Clerk Torrez)

***A Special Meeting is called at 6:30 P.M. for the purpose of
conducting Closed Sessions.***

Dennis Kennedy, Chairman/Mayor

CLOSED SESSIONS:

City Council and Redevelopment Agency Action

1.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant Exposure to Initiation of Litigation

Authority: Government Code Sections 54956.9(b) & (c)

Number of Potential Cases: 4

2.

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Authority: Government Code section 54956.9(a)

Name of Case: Hacienda Valley Mobile Estates v. City of Morgan Hill et al.

Case No: C 01-20976 PVT, United States District Court, Northern District of California

Attendees: City Council, City Manager, City Attorney

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION:

RECONVENE:

CLOSED SESSION ANNOUNCEMENT:

7:00 P.M.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATION

Youth Empowered for Success (YES)
Council Member Tate

Health & Safety Alliance/Community Health Council
Vivian Varela

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.
(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**
(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE AGENCY SECRETARY/CITY CLERK.
THE AGENCY SECRETARY/CITY CLERK WILL FORWARD CORRESPONDENCE TO THE
REDEVELOPMENT AGENCY/CITY COUNCIL.**

CONSENT CALENDAR: The Consent Calendar, Agenda Items #1 through #2 and Agenda Items #3 through #7 may be acted upon with one motion, a second and the vote, by each respective agency. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Redevelopment Agency Action

	Time Estimate	Page
	Consent Calendar: 1 - 10 Minutes	
1)	<u>JANUARY 2002 FINANCE AND INVESTMENT REPORT</u> 1 <u>Recommended Action(s):</u> <u>Accept and File</u> Report.	
2)	<u>APPROVAL OF CONTRACT FOR MORGAN HILL LIBRARY TRAFFIC STUDY CONSULTANT SERVICES</u> 13 <u>Recommended Action(s):</u> 1. <u>Appropriate</u> \$25,600.00 From the Library CIP Account; and 2. <u>Authorize</u> The City Manager to Execute a Consultant Services Agreement for Contract Consultant Services at a Cost Not to Exceed the Above Amount, Subject to City Attorney Approval.	

City Council Action

	Time Estimate	Page
	Consent Calendar: 1 - 10 Minutes	
3)	<u>BEVERAGE CONTAINER RECYCLING FUNDING</u> 33 <u>Recommended Action(s):</u> <u>Adopt</u> Resolution No. 5551, Authorizing the City Manager to Request Funding.	
4)	<u>CITY 2002 LEGISLATIVE AGENDA</u> 37 <u>Recommended Action(s):</u> 1. <u>Approve</u> the 2002 City of Morgan Hill Legislative Agenda; 2. <u>Authorize</u> the Legislative Subcommittee to Direct Staff to Communicate the City's Legislative Position on Issues When a Position Is Consistent with the Legislative Agenda.	
5)	<u>GMP METAL PLATING SEWER FEE LOAN DEFERRAL</u> 39 <u>Recommended Action(s):</u> 1. <u>Approve</u> GMP'S Request to Continue to Defer Principal Payments of its Sewer Impact Fee Loan (Loan) Through November 2002; 2. <u>Approve</u> GMP'S Request to Defer Payments of Interest for its Loan Through November 2002; and 3. <u>Authorize</u> the City Manager to Modify Any Required Documents to Reflect the Deferments.	
6)	<u>ADOPTION OF REVISED JOB DESCRIPTIONS AND SALARY RANGES FOR THE OFFICE ASSISTANT I IN PUBLIC WORKS AND THE .5 OFFICE ASSISTANT II POSITION IN THE ENVIRONMENTAL PROGRAMS FUNCTION.</u> 43 <u>Recommended Action(s):</u> <u>Adopt</u> the Revised Job Descriptions and Salary Ranges for the Office Assistant I in Public Works and the .5 Office Assistant II in the Environmental Programs Function.	

- 7) **WAIVER OF TASTE OF MORGAN HILL PERMIT FEES** 57
Recommended Action(s): **Waive** 50%, or \$1,384.47 of the 1999 Taste of Morgan Hill Special Event Permit Fees Due From the Morgan Hill Chamber of Commerce.

Redevelopment Agency Action

OTHER BUSINESS:

	Time Estimate		Page
8)	5 Minutes	<u>AMENDMENT TO THE LOAN AGREEMENT FOR FIRST COMMUNITY HOUSING'S MURPHY RANCH HOUSING PROJECT</u> <u>Recommended Action(s):</u> 1. <u>Approve</u> an Additional \$2 Million Loan to First Community Housing (FCH) to Meet the Increased Cost of Developing the First 62 Units Of this 100 Unit Project; 2. <u>Authorize</u> the Executive Director to Modify and Execute Loan Documents as Required, Provided the Approved Loan Amount Is Not Exceeded; and 3. <u>Appropriate</u> \$2 Million From the Unallocated 20% Housing Set-Aside Fund Balance.	63

City Council Action

PUBLIC HEARINGS:

	Time Estimate		Page
9)	1 Hour	<u>ZONING APPLICATION, ZA 01-05: MONTEREY - SOUTH VALLEY DEVELOPERS (APN 764-10-004)</u> 1. <u>Open/Close</u> Public Hearing, 2. <u>Approve</u> Mitigated Negative Declaration, 3. <u>Waive</u> the Reading in Full of the Planned Unit Development (PUD), Ordinance No. 1549, New Series; and 4. <u>Introduce</u> on First Reading the PUD Ordinance No. 1549, New Series. (Roll Call Vote).	65

OTHER BUSINESS:

	Time Estimate		Page
10)	30 Minutes	<u>UPDATE AND EXTENSION OF MEASURE P</u> <u>Recommended Action(s):</u> 1. <u>Direct</u> Staff to Initiate Recruitment for Committee Membership, as Identified in the Memo, 2. <u>Appoint</u> a Sub-committee of Two Council Members to Screen Applications and Recommend Appointments to the Committee, 3. <u>Direct</u> the Committee to Develop a Comprehensive Set of Draft Amendments to Measure P Which Will Address the Issues Identified in the Memo, as Well as Other Issues the Committee Deems Important, 4. <u>Direct</u> the Committee to Develop a Plan for Community Outreach and Education Regarding the Proposed Amendments, 5. <u>Direct</u> the Committee to Complete its Recommendations for Council	93

6. Consideration by March 1, 2003; and
Appropriate \$65,000 from the Unappropriated Fund Balance of the Community Development Fund for the Measure P Amendment Referendum.

City Council and Redevelopment Agency Action

OTHER BUSINESS:

	Time Estimate		Page
11)	15 Minutes	<u>AUTO DEALER SITES AND STRATEGY</u> <u>Recommended Action(s):</u>	101
		1. <u>Approve</u> List of Potential Sites;	
		2. <u>Adopt</u> Auto Dealer Strategy (the “Strategy”); and	
		3. <u>Direct</u> Staff to Implement the Strategy.	

FUTURE AGENCY-INITIATED AGENDA ITEMS:

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT